

**NOW
AVAILABLE FOR
SALE**



Blackwood Real Estate, Inc.
blackwoodcompanies.com



PRESENTED BY:
David K. Blackwood

Blackwood Real Estate, Inc.
Commercial Real Estate Brokerage
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540-710-6743 FAX

King George Crossing
5 parcels of land, 5.89 Acres total
C-2 Commercial
Located between the west side of
Route 301 South and Route 3 in King
George County
\$1,200,000

Notice of Disclaimer

The following information has been obtained from sources deemed to be reliable. No representation is made as to the accuracy of the information, and is submitted subject to changes of price information, prior sale, or withdrawal without notice. The Broker accepts no responsibility or liability for inconsistencies or for defects which may be discovered through purchaser's investigations.

King George Crossing

Project: King George Crossing is a commercial land opportunity in King George, Virginia.

Location/

Description: The Property is located at the south west side of fully signalized intersection of Route 3 and Route 301 near the King George County Seat. CVS Health is on the south east corner and Sheetz Gas and convenience and Tractor Supply is on the north east corner.

Property Description: The property is 5.89 acres made up by 5 parcels with a small block building on one parcel that could be renovated and used as an office or shop. This property wraps the corner of the intersection with an old 7-11 convenience store that is currently a seafood store. This property has frontage on both Route 301 and Route 3. The property is well suited for multiple use opportunities.

Utilities: All utilities are available to the property with Public Water and Sewer on the Route 3 side of the property.

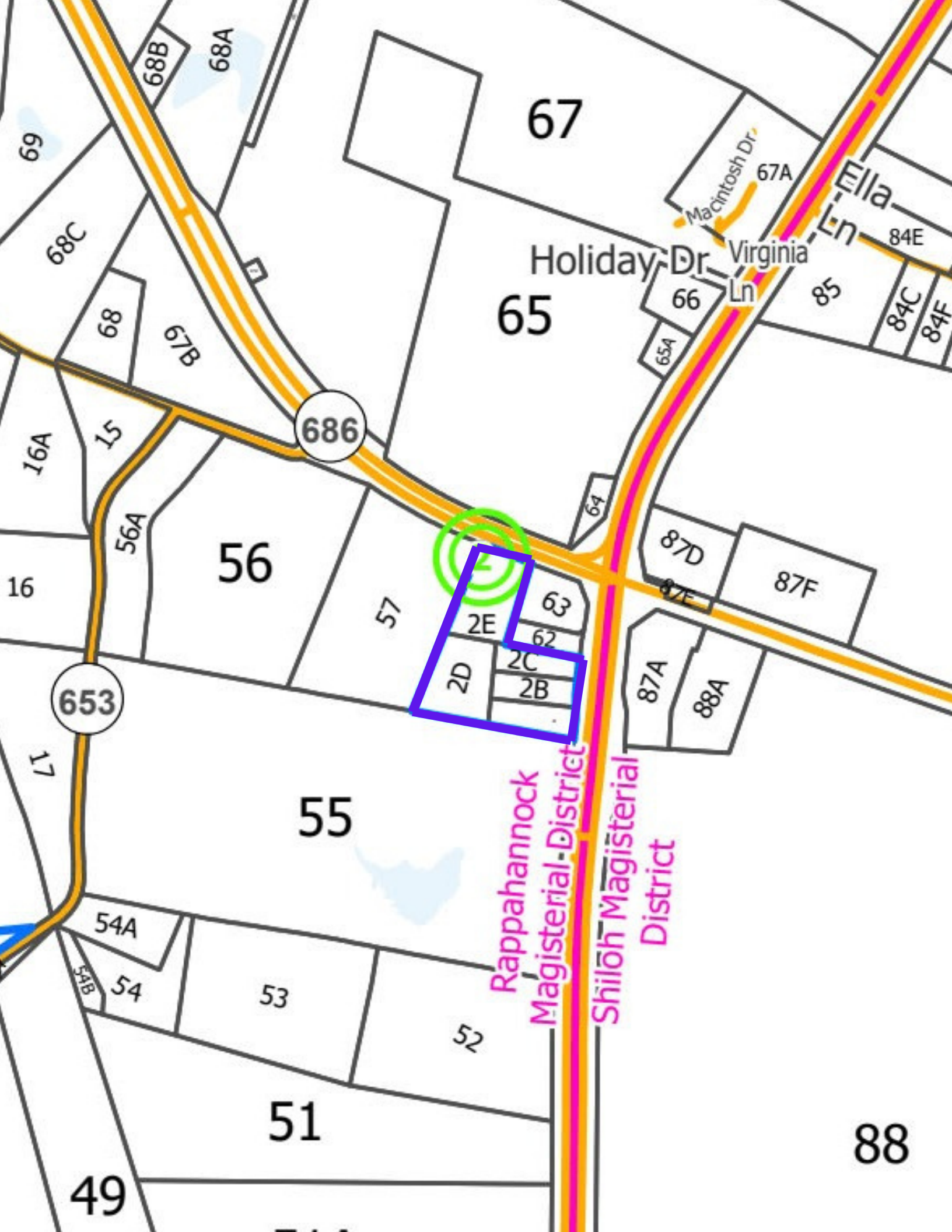
Parking: Adequate area for off street parking.

Zoned: C-2 Commercial (To be provided upon request).

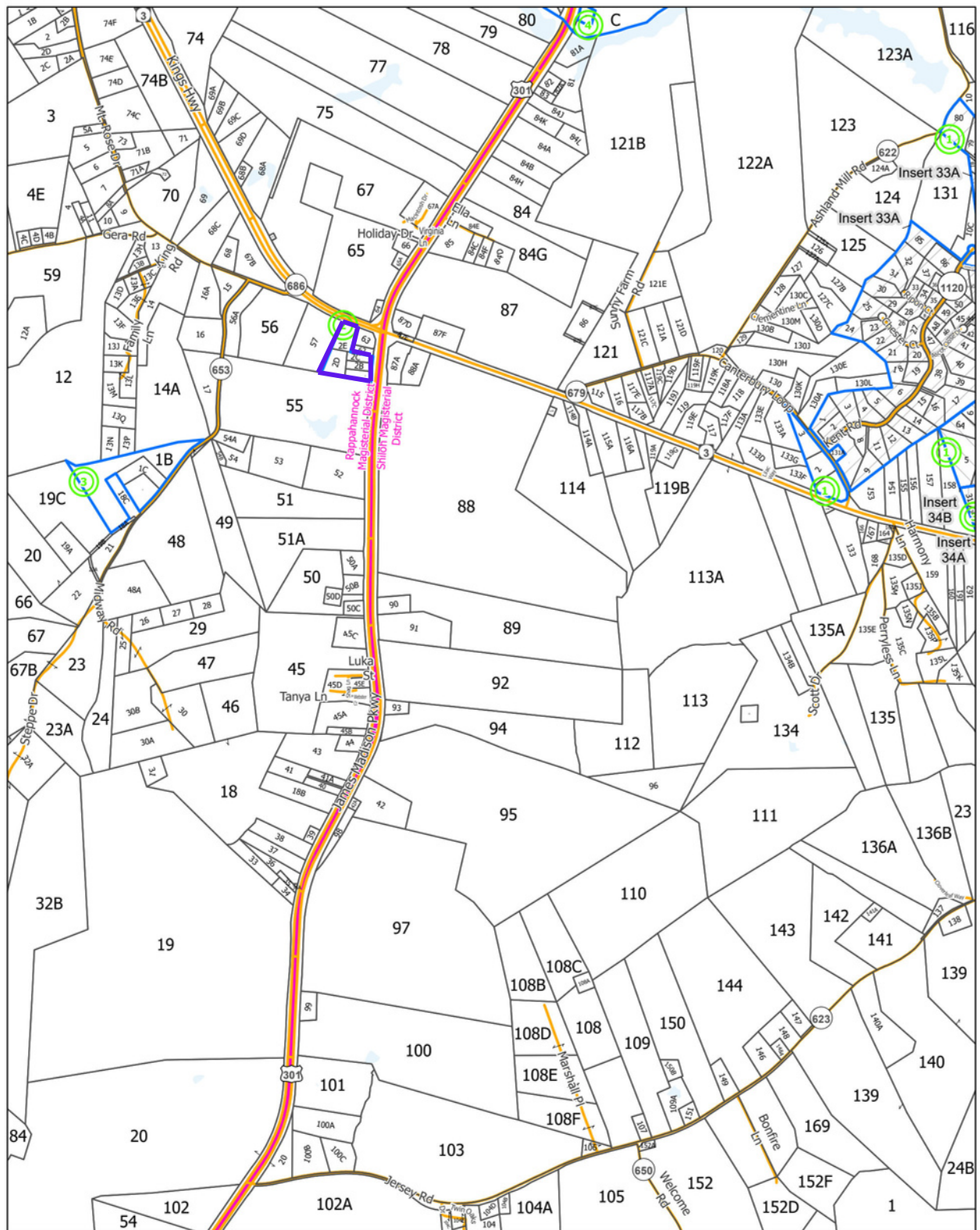
Price: \$1,200,000.00 one million two-hundred thousand Dollars for the entire parcel or a price can be determined for a portion of the site.

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KING GEORGE COUNTY



600 0 600 1,200
Feet

REVISED: 7/15/2025

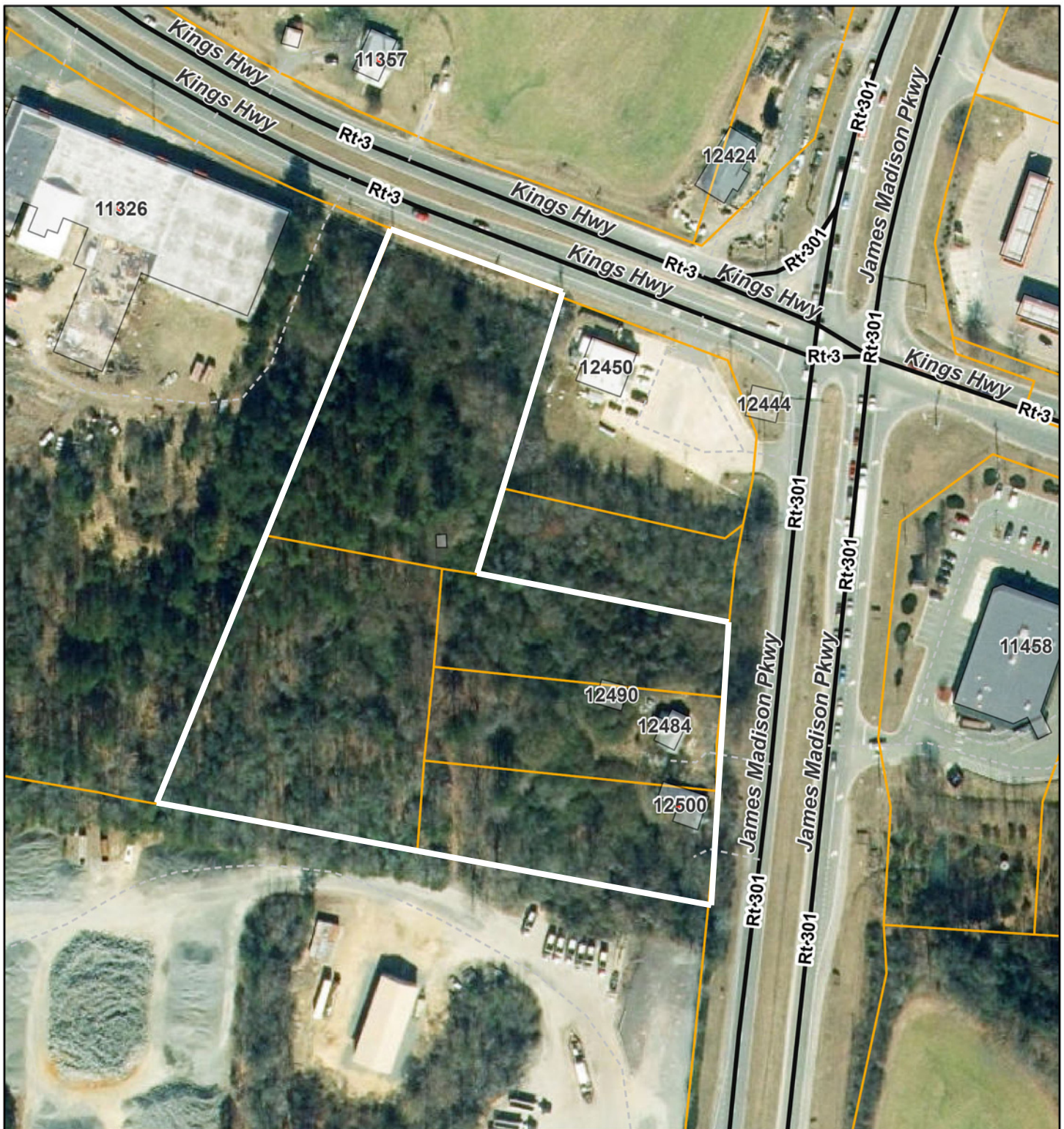
matching sheets											
1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45			

SHEET 33

RAPPAHANNOCK & SHILOH
DISTRICTS



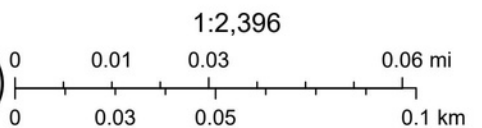
King George GIS Web Map



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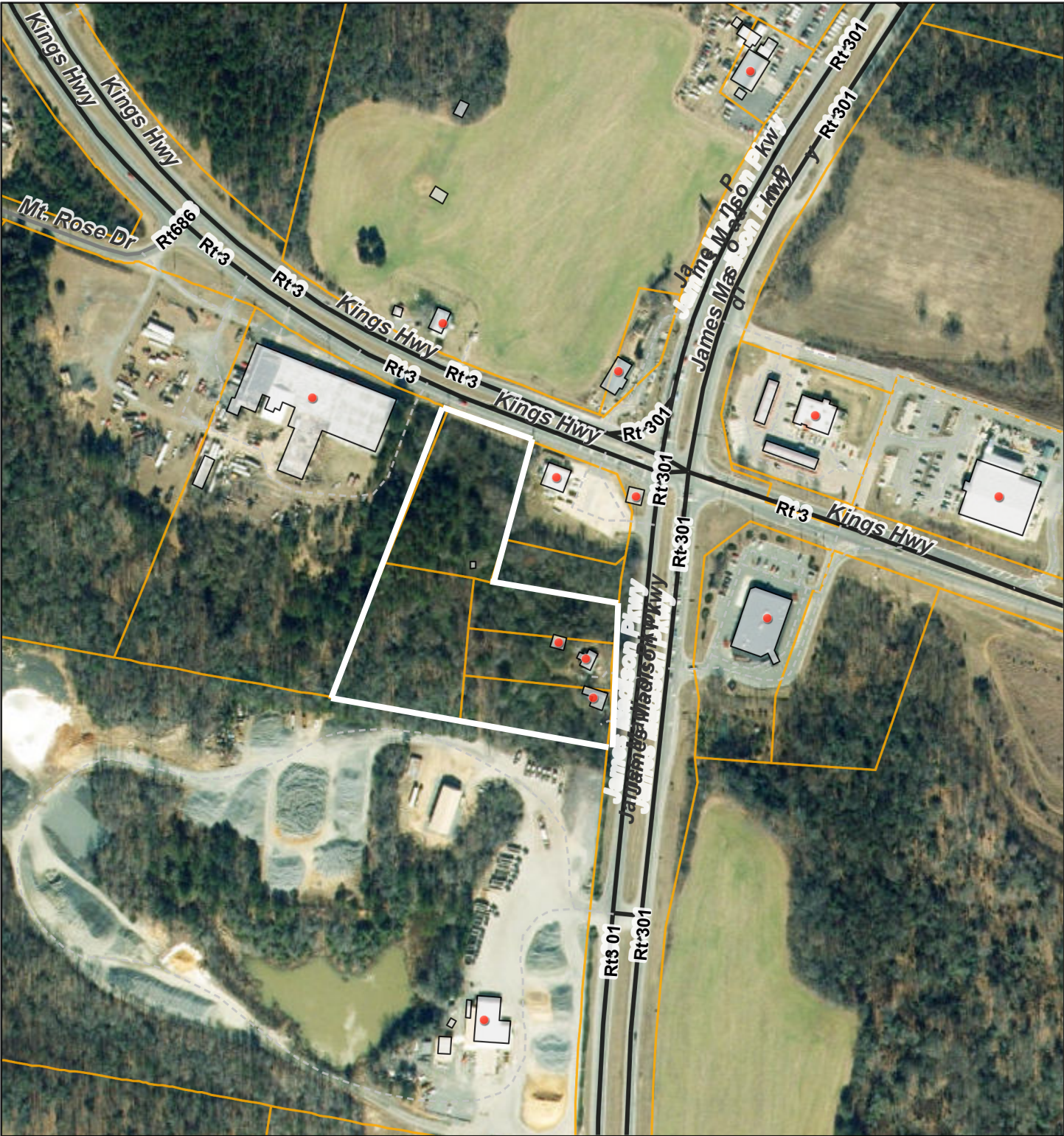
- Driveways
- Addresses
- Building Footprints
- Road Centerlines
- Primary
- Parcel Data

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
60cm Resolution Metadata



Sources: Esri; U.S. Department of Commerce, Census Bureau; U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), National Geodetic Survey (NGS), Census Bureau, VGIN, Microsoft, Vantor

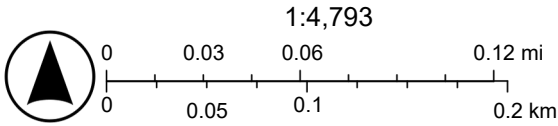
King George GIS Web Map



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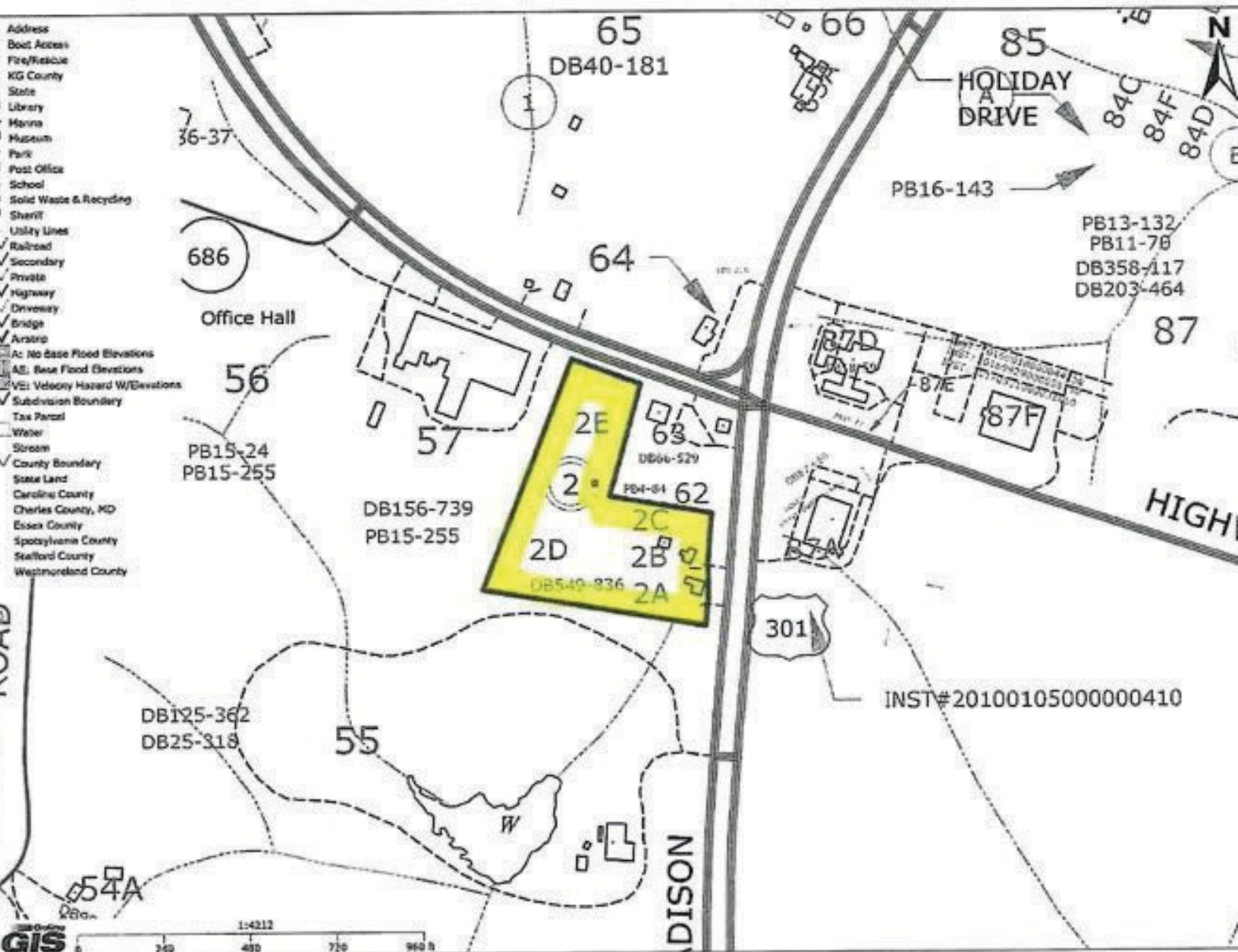
- Driveways
- Addresses
- Building Footprints
- Road Centerlines
- Secondary
- Primary
- Parcel Data

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
1.2m Resolution Metadata



Sources: Esri; U.S. Department of Commerce, Census Bureau; U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), National Geodetic Survey (NGS), Census Bureau, VGIN, Vantor

Address
 Boat Access
 Fire/Rescue
 KG County
 State
 Library
 Marina
 Museum
 Park
 Post Office
 School
 Solid Waste & Recycling
 Sheriff
 Utility Lines
 Railroad
 Secondary
 Private
 Highway
 Driveway
 Bridge
 Airstrip
 A: No Base Flood Elevations
 AE: Base Flood Elevations
 VE: Velocity Hazard W/Elevations
 Subdivision Boundary
 Tax Parcel
 Water
 Stream
 County Boundary
 State Land
 Caroline County
 Charles County, MD
 Essex County
 Spotsylvania County
 Stafford County
 Westmoreland County



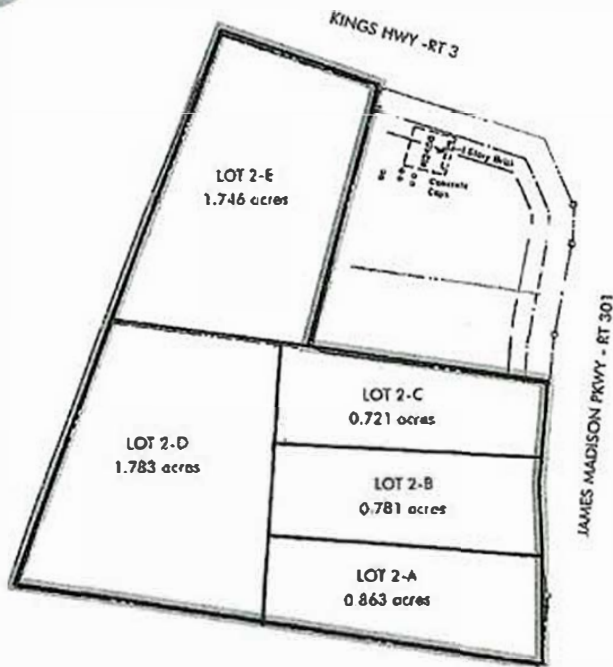
PLAT OF SUBJECT

LAND FOR SALE
ROUTE 3 & ROUTE 301

KING GEORGE, VA



PLAT





Property Photos

